

# NEWARK RIVERFRONT PARK

FROM BROWN FIELD TO PUBLIC  
OPEN SPACE WITH GREEN ACRES  
AND HDSRF FUNDING

Brownfield Roundtable (March 4, 2016)



THE  
TRUST  
FOR  
PUBLIC  
LAND



Newark Riverfront Park – Before and After

# Project Factors at the Outset

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- Multiple public owners
- Historic Fill/Balbach Metal Works
- Archeological Significance
- Waterfront Development
- Army Corps Project – Joseph P. Minish Park
- Known project funding
  - Green Acres
  - UEZ
  - Private
- Public/Private Partnership

# Full Project Area



The City of Newark - The Trust for Public Land  
Western Trail Landscape Architecture, PLLC  
Henry Alder MacDonell  
SRD Studio

Newark Riverfront Park - Phase 3  
01-20-2016

SITE PLAN  
Scale: 1"=100'-0"



# Pre-design Site Evaluation

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- Steering Committee – City/County/NJDEP/DOT & other stakeholders
- PA/SI
- Applied for HDSRF PA/SI Funding
- Lister Avenue BDA
- MOA/LSRP

# Concept Design/Community Building

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- Community Design Concept Meetings
- Remedial Investigation
- Development Access/Agreements with City/County/DOT
- Remedial Investigation
- Archeological investigation

# Design Development

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- RI/RA
- Apply for HDSRF funding for RI (100%)/RA (75%)
- Develop match funding
- Initial cost estimates

Work Item		Quantity	Unit Cost	Total Cost	HDSRF Approved Amount	GA Eligible Amount
<b>Dancing Pavilion</b>						
Pavilion Structure	LS	1	\$110,000.00	\$110,000.00		
Foundations & Installation	CY	34	\$550.00	\$18,700.00		
Piles	Ea	9	\$625.00	\$5,625.00		
Structural Fill	CY	11	\$45.00	\$495.00		
Crushed Stone	CY	12	\$32.00	\$384.00		
Stone Paving Medallion	Ea	1	\$1,500.00	\$1,500.00		
F6 - Adjustable Uplight	Ea	6	\$2,100.00	\$12,600.00		
F9 - LED Rope	LF	60	\$60.00	\$3,600.00		
Underground Wire & Conduit	LF	410	\$55.00	\$22,550.00		
Junction Box	Ea	1	\$150.00	\$150.00		

# Remediation/Construction

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- Hot Spot Removal Prior to Construction
- Work remedial action into contract specifications and schedule of values
- Cutting/Grading/Capping during construction
- LSRP and environmental consultant involved in construction coordination, review and documentation
- Tracking Costs

# Construction Documentation

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- Design Coordination/Refinement with partners – includes implementation of remedial action/engineering controls into design, project documentation
- Remedial Action Workplan
- Permitting
- Cost Estimates

# Post Construction

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- Deed Notice
- Remedial Action Report
- Remediation Permit
- RAO

Green Acres Factor:

Change in reimbursement when Remedial Action is conducted during Construction – No full reimbursement until LSRP issues RAO



## 2015 AWARD WINNER FOR PLAZAS, PARKS AND PUBLIC PLACES

**Riverfront Park** has transformed a former industrial waterfront into a **gathering place** for residents in **Newark, NJ**.

[www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth)

